

**EXHIBIT A – FINDINGS  
DRC2014-00082 / CALTRANS**

***CEQA Compliance***

- A. The potential environmental impacts associated with relocation of State Route 1 as approved by CDP 3-13-012 was addressed by a previously certified EIR (SCH# 2008031059). In accordance with the standards set forth in Public Resources Code Section 21166, the Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment beyond that documented and fully mitigated by the previously certified FEIR and no subsequent or supplemental CEQA compliance document is required.

***Minor Use Permit***

- B. The proposed project, as conditioned, satisfies the purpose and intent of Special Condition No.10. of Coastal Development Permit CDP 3-13-012.
- C. The proposed project is consistent with the San Luis Obispo County General Plan, as conditioned.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.
- E. The proposed project will not be inconsistent with the character of the immediate area and will not conflict with the surrounding lands and uses.
- F. The proposed project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on State Route 1, and no additional traffic is associated with the project because it involves the recognition of the demolition of two existing residences (as authorized by CDP 3-13-012) and the prohibition of future development on the subject parcels except as necessary to construct the realignment of State Route 1 and public access facilities.
- G. The project will not create significant adverse effects on the natural coastal bluff environment and marine resources (on the west side of Highway 1) that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed development is located on the east side of Highway 1 at least 340 feet away from the Sensitive Resource Area.
- H. The project incorporates adequate measures to ensure that archeological resources will be acceptably and adequately protected.

## ATTACHMENT 1

### ***Coastal Access***

- I. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project will not inhibit access to the coastal waters and recreation areas.